

IN RE: PETITION FOR SPECIAL HEARING
NE/S Gerding Road, corner of
S/E/S of Wesley Chapel Road
17043 Gerding Road
10th Election District
3rd Councilmanic District
Norma J. Huth, Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-277-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 17043 Gerding Road in the Monkton community of northern Baltimore County. The Petition was filed by Norma J. Huth, property owner. Special Hearing relief is requested to approve the transfer of a non-density parcel to an adjacent property. The subject property and requested relief are more particularly shown on the site plan marked into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Norma J. Huth, property owner/Petitioner, and Pam Miller, her daughter. Mrs. Miller and her husband will receive the property to be conveyed. Also appearing in support of the request was JoAnne King, Barbara Eli, Mary K. Davies and Robert J. Schwatka. Also present and offering testimony was Paul Lee, the engineer who prepared the site plan. There were no Protestants present.

Testimony and evidence presented was that Mrs. Huth and her late husband originally obtained title to this property which is located adjacent to the intersection of Wesley Road and Gerding Road. The property is improved with a dwelling in which Mrs. Huth resides, known as 17043 Gerding Road. The area of the site originally acquired was 40 acres, zoned R.C.2.

Some years ago, the property was subdivided and Mrs. Huth conveyed a parcel of 18 acres to Mr. Robert Schwatka. Mr. Schwatka subsequently developed that property with a dwelling known as 17021 Gerding Road. Under the Baltimore County Zoning Regulations (BCZR), any R.C.2 zoned lot less than 100 acres in the area may be subdivided only once, to create two building lots. Thus the subdivision available to the original parcel has been

ORDER RECEIVED FOR FILING

Date

By

exhausted in that there are two dwellings on the original 40 acre tract; namely, Mrs. Huth's dwelling and Mr. Schwatka's dwelling. However, further testimony offered was that Mrs. Huth's daughter and her husband, (Michael L. and Pamela D. Miller) own property adjacent to the original 40 acre tract. That property is 3.72 acres in area and is improved with a dwelling which fronts Wesley Chapel Road and is occupied by Mr. and Mrs. Miller.

Mrs. Huth wishes to convey a portion of her retained lands to her daughter and son in-law. As shown on the site plan, she proposes to convey a parcel which is 9.419 acres in area to Mr. and Mrs. Miller. The tract to be conveyed is an open field and forest and roughly follows an existing fence line. Mrs. Huth indicated that the transfer was not for density purposes, only to provide her daughter and son in-law with land to be added to their lot. Ultimately, Mrs. Huth may sell her remaining lot (13.281 acres) and wants to convey the non-density parcel to her daughter before that time.

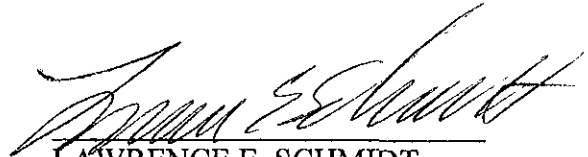
Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. It is to be particularly noted that the transfer is not undertaken in an attempt to increase density or to accomplish any development or building purposes. The transfer is solely to increase the size of Mr. and Mrs. Miller's existing lot. Moreover, the property is not presently in agricultural use and has not been an active farm. There will be no detrimental impact on the agricultural or environmental resources in the area. For all of these reasons, I find that the proposed relief is consistent with the spirit and intent of the applicable provisions of the BCZR and should be approved.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 25th day of February 1999, that the Petition for Special Hearing to approve the transfer of a non-density parcel to an adjacent property, be and is hereby GRANTED, subject, however, to the following restriction:

ORDER RECEIVED FOR FILING
Date 2/25/99
By M. H. Huth

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 2/25/99
By M. H. H. H.



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 24, 1999

Mrs. Norma J. Huth
17043 Gerting Road
Monkton, Maryland 21111

RE: Petition for Special Hearing
Case No. 99-277-SPH
Property: 17043 Gerting Road

Dear Mrs. Huth:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Paul Lee
Century Engineering, Inc.
32 West Road
Towson, Maryland 21204





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 17043 Gerting Road

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A special hearing to transfer and approve a non-density parcel to an adjacent property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

XXXXXXXXXXXX Engineer

Paul Lee-Century Engineering, Inc.

(Type or Print Name)

Signature

32 West Road

Address

Towson, Maryland 21204

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Norma J. Huth

(Type or Print Name)

Signature

(Type or Print Name)

Signature

17043 Gerting Road (410) 472-2527

Address

Phone No.

Monkton

Maryland

21111

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Paul Lee-Century Engineering, Inc.

Name

32 West Road

(410) 823-8070

Address

Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

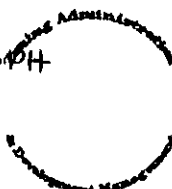
OTHER

REVIEWED BY: JBF

DATE

1/22/99

Hearing Case: 99-277-SPH



32 West Road
Towson, Maryland 21204
(410) 823-8070

NORMA HUTH PROPERTY
PARCEL A – 9.419 Acres ± (part of Lot 1)
ELECTION DISTRICT 10C3, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point said point being located at the intersection of the center of Gerting Road and Wesley Chapel Road, thence leaving said intersection and running in or near the center of Wesley Chapel Road the three following courses and distances:

- (1) North 38 degrees 3 minutes 2 seconds - East 103.76 feet
- (2) North 28 degrees 42 minutes 52 seconds – East 99.03 feet
- (3) North 23 degrees 28 minutes 39 seconds – East 176.29 feet to North boundary line of subject property and the South boundary line of the Property of Michael and Pamela Miller; thence leaving the center of Wesley Chapel Road and running with and binding on said North boundary the two following courses and distances;
- (4) South 76 degrees 38 minutes 43 seconds – East ^{712.82}~~707.99~~ feet (to the end of the Property of Michael and Pamela Miller) and,
- (5) South 83 degrees 7 minutes 24 seconds – East 92.88 feet to the East property line of Lot 1, thence running with and binding on a part of said East property line.
- (6) South 12 degrees 21 minutes 6 seconds – East 406.34 feet; thence leaving said East property line and running for five new lines of division.
- (7) North 78 degrees 51 minutes 6 seconds – West 544.19 feet
- (8) South ⁷⁶~~68~~ degrees 8 minutes 54 seconds – West 94.92 feet
- (9) South 32 degrees 24 minutes 41 seconds – ^{West}~~East~~ 207.19 feet
- (10) North 48 degrees 19 minutes 23 seconds – West 317.55 feet, and
- (11) South 66 degrees 9 minutes 12 seconds – West 20.74 feet to intersect the West boundary line in or near the center of Gerting Road, thence running with a part of the West boundary line and in of near the center of Gerting Road, the following two courses and distances;
- (12) North 23 degrees 19 minutes 0 seconds – West 94.42 feet and
- (13) North 23 degrees 18 minutes 50 seconds – West 48.22 feet to the point of the beginning.

Parcel A Containing 9.419 Acres of land more or less.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #89-277-SPH
17043 Gerting Road
NE/S Gerting Road, corner of
SE/S Wesley Chapel Road
10th Election District
3rd Councilmanic District
Legal Owner(s):
Norma J. Huth
Special Hearing: to transfer
and approve a non-density
parcel to an adjacent property.
Hearing: Friday, February
19, 1999 at 2:00 p.m. in
Room 407, County Courts
Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please contact the Zoning
Commissioner's Office at
410-887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at 410-887-3391.
2/070 Feb. 4 C288504

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/4/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4/, 1999.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062376

DATE 1-22-99 ACCOUNT R-001-615-000

AMOUNT \$ 50.00

RECEIVED FROM: Norma Huith

FOR: 045. Special Hearing Item # 277
17043 Gerling Rd. Taken by: JRF

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION TIME

1/22/1999 1/22/1999 09:26:11

REQ: 0803 CASHIER PWES PEM DROMER

5 MISCELLANEOUS CASH RECEIPT

Receipt # 072899

OPEN

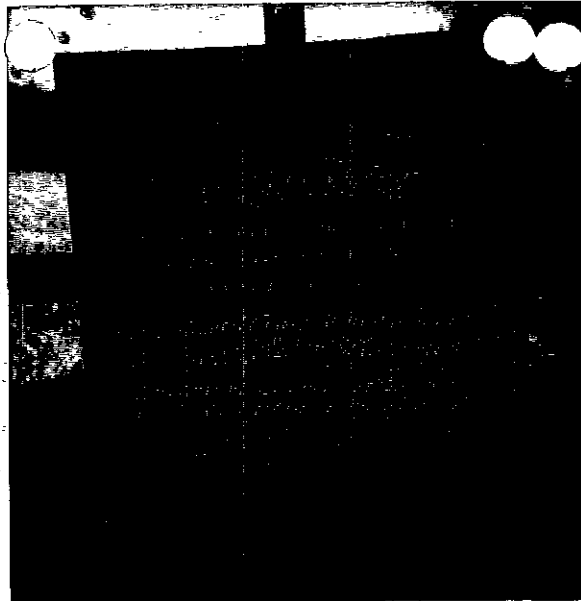
OR NO. 062376

50.00 CHECK: FN

Baltimore County, Maryland

99-277-SPH

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE: CASE # 99-277-SPH
PETITIONER/DEVELOPER:
(Norma J. Huth)
DATE OF CLOSING
(Feb. 19. 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
17043 Gerting Road Monkton, Maryland 21111_____

The sign(s) were posted on_____ 2-3-99 _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr._____

325 Nicholson Road_____

Baltimore, Maryland 21221_____

(410)-687-8405_____
(Telephone Number)

PLS. schedule the
hearing on Friday's
Only

RE: PETITION FOR SPECIAL HEARING
17043 Gerting Road, NE/S Gerting Rd,
corner of SE/S Wesley Chapel Rd,
10th Election District, 3rd Councilmanic

Legal Owners: Norma J. Huth

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-277-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, Century Engineering, Inc., 32 West Road, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 28, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-277-SPH
17043 Gerding Road
NE/S Gerding Road, corner of SE/S Wesley Chapel Road
10th Election District – 3rd Councilmanic District
Legal Owner: Norma J. Huth

Special Hearing to transfer and approve a non-density parcel to an adjacent property.

HEARING: Friday, February 19, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Norma Huth
Century Engineering, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 4, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
February 4, 1999 Issue – Jeffersonian

Please forward billing to:

Joan J. Huth
17043 Gerting Road
Monkton, MD 21111

410-472-2527

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-277-SPH

17043 Gerting Road

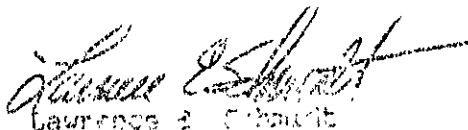
NE/S Gerting Road, corner of SE/S Wesley Chapel Road

10th Election District – 3rd Councilmanic District

Legal Owner: Norma J. Huth

Special Hearing to transfer and approve a non-density parcel to an adjacent property.

HEARING: Friday, February 19, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

SES

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 277

Petitioner: JOAN J. HUTH

Address or Location: 17043 GERTING RD. MONTICEN, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOAN J. HUTH

Address: 17043 GERTING RD

MONTICEN, MD. 21111

Telephone Number: (410) 472-2527

Revised 2/20/98 - SCJ

99.277-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-277-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING - To transfer and
approve a non-density parcel to an adjacent
property.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 11, 1999

Mr. Paul Lee
Paul Lee-Century Engineering, Inc.
32 West Road
Towson, MD 21204

RE: Item No.: 277
Case No.: 99-277-A
Location: 17043 Gerting Road

Dear Mr. Lee:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 22, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

January 28, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 1, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

268, 269, 270, 271, 272, 273, 274, 275, 276, and 277

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 10, 1999

FROM: *pub* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 8, 1999
Item Nos. 268, 269, 274, 276, and 277

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

700 2/19

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: 02/11/99

To: Arnold L. Jablon
From: R. Bruce Seeley *RBS/jf*
Subject: Zoning Item #277

Huth 17043 Gerting Rd

Zoning Advisory Committee Meeting of 2/1/99

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☒ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- ☒ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BS:sp

Rec 2/16/99



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.26.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 277

JRF

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

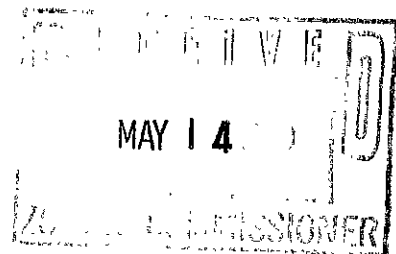
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

File

May 14, 1999

Lawrence E. Schmidt, Zoning Commissioner
Suite 405 – County Courts Building
401 Bosley Avenue
Towson, Maryland 21204



Re: Case #99-277-SPH
Petition for Special Hearing
17043 Gerting Road

Dear Mr. Commissioner:

Please find enclosed herewith one print of the description along with a copy of the Zoning Plat showing the correction to the drafting error discovered on the above mentioned case.

I have shown the corrections in red.

There was no appeal to your decision relative to the creation of the non-density parcel.

I want to thank you again for permitting the correction to be made.

Very truly yours,

CENTURY ENGINEERING, INC.

Paul Lee

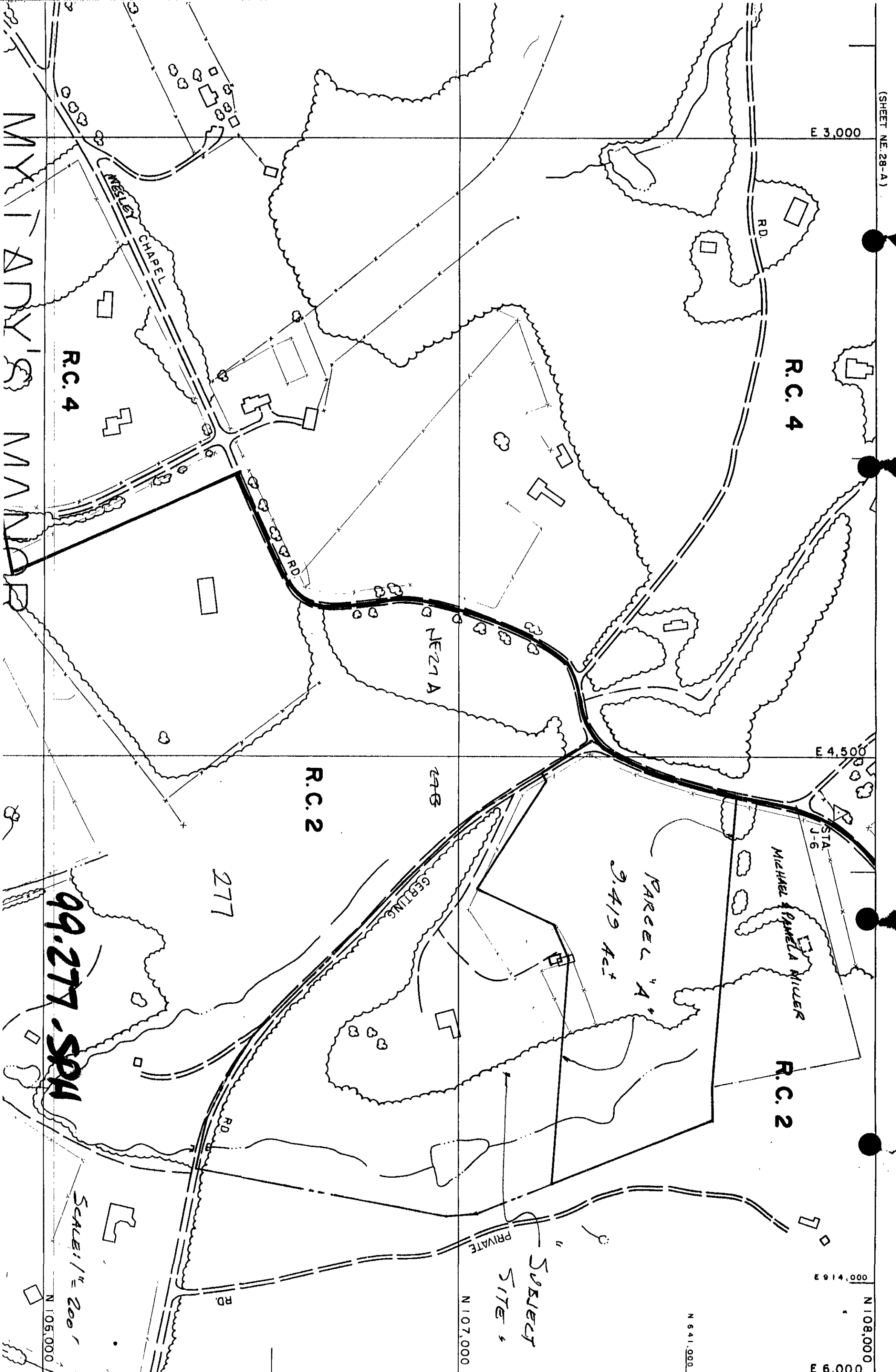
Paul Lee, P.E.
Vice President, Civil Division

PL/mfm

Enclosure

OK!
Lawrence E. Schmidt
Zoning Commissioner
5/14/99

Wfile\Indwp\Gerting-9811700-ltr#1



E 3,000

R.C. 4

R.C. 4

E 4,500

R.C. 2

R.C. 2

Parcel "A"
9.419 Ac±

MICHAEL & PAMELA MILLER

GERTLING

NE 27A

277

99.277-SP4

SCALE: 1" = 200'

Subject Site

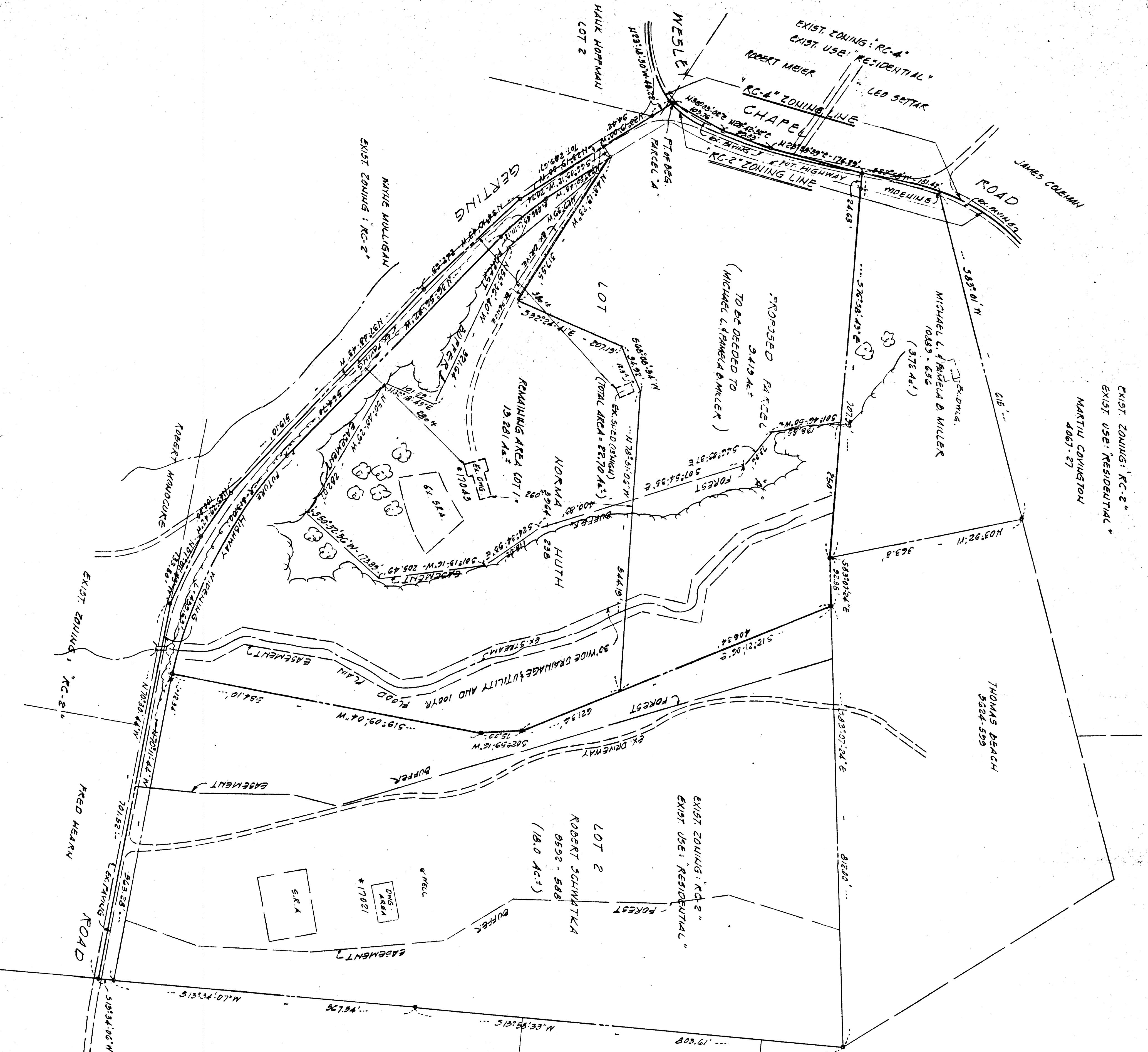
E 6,000

N 108,000

N 641,000

N 107,000

N 105,000



OWNER:
NORMA J. HUTT
17043 GERTLING ROAD
MONTKIN, MARYLAND 21111

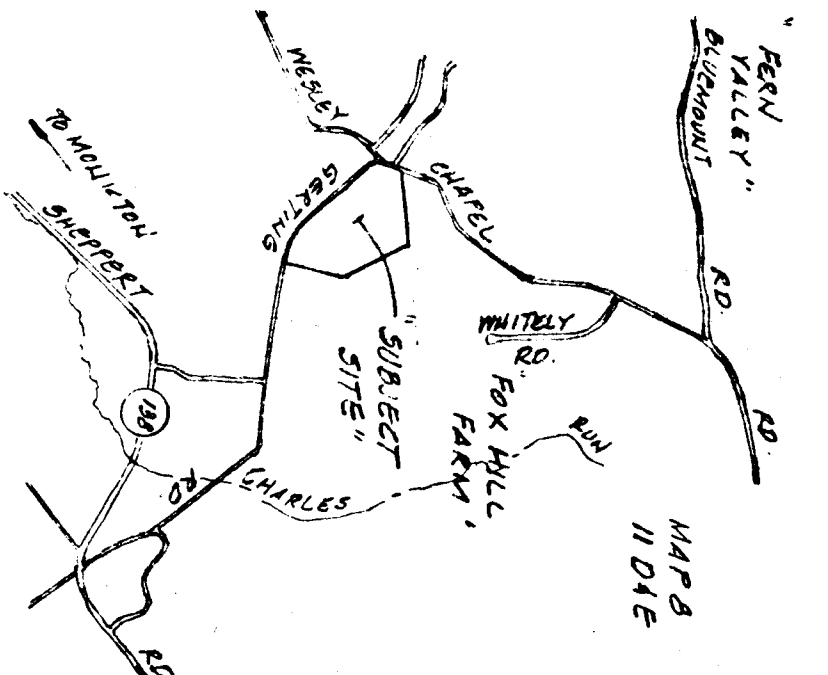
LOT 1
THEODORE WHITELEY

LOT 2
ROBERT SCHWATKA
9528 - 588
(18.0 AC.)

FOX HILL FARM
R.B. 34-58

THEODORE WHITELEY
6472-849

THEODORE WHITELEY
6472-849



GENERAL NOTES:

1. AREA OF PROPERTY - LOT 1 - 22.70 AC.
2. EXISTING ZONING OF PROPERTY - "RC-2"
3. EXISTING USE OF PROPERTY - "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY - "RC-2"
5. PROPOSED USE OF PROPERTY - "RESIDENTIAL"
6. PROPERTY SERVED BY PUBLIC WELL & SEWAGE
7. ORIGINAL PROPERTY WAS SUBDIVIDED AS A MAJOR SUBDIVISION PLAN (M-20143) WITH THE 18 ACRES LOT 2 PARCEL DECIDED TO ROBERT SCHWATKA IN 1992.
8. LOT 1 - 22.70 AC. AND WAS RETAINED BY THE ORIGINAL OWNER.
9. PETITIONER REQUESTING A SPECIAL HEARING TO TRANSFER AND APPROVE A NON-DENSITY PARCEL TO AN ADJACENT PROPERTY.
10. PARCEL "A" - 9.419 AC. AND IT IS THE INTENTION OF THE PETITIONER TO DEED PARCEL "A" TO HER DAUGHTER.

Red Hilt

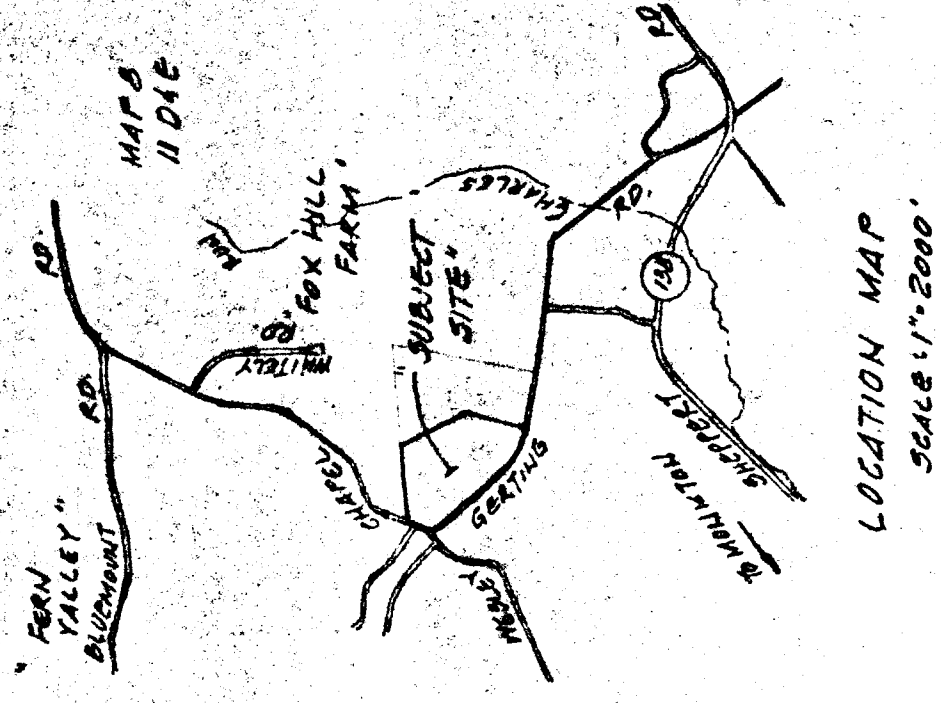
PLAT TO ACCOMPANY PETITION FOR

SPECIAL HEARING

NORMA HUTT PROPERTY
17043 GERTLING ROAD
BALTIMORE COUNTY, MD.
DECEMBER 23, 1993
SCALE: 1" = 100'



ENGINEER: **99.277-SP4**
CENTURY ENGINEERING, INC.
32 WEST ROAD
TOWSON, MARYLAND 21204
(410) 833-9070
PRD. 28-202.00



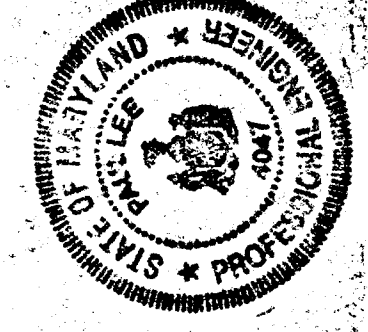
GENERAL NOTES:

1. AREA OF PROPERTY - LOT 1 = 22.70 AC.
 2. EXISTING ZONING OF PROPERTY = "RC-2"
 3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
 4. PROPOSED ZONING OF PROPERTY = "RC-2"
 5. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
 6. PROPERTY SERVED BY PRIVATE WELL & SEPTIC.
 7. ORIGINAL PROPERTY WAS SUBDIVIDED AS A MINOR SUBDIVISION PLAN (M. 22143) WITH THE 18 ACRES, LOT 2 PARCEL DECEDED TO ROBERT SCHWATKA IN 1992.
 8. LOT 1 = 22.70 AC. AND WAS RETAINED BY THE ORIGINAL OWNER.
 9. PETITIONER REQUESTING A SPECIAL HEARING TO TRANSFER AND APPROVE A NON-DENSITY PARCEL TO AN ADJACENT PROPERTY.
 10. PARCEL "A" = 3.412 AC. AND IT IS THE INTENTION OF THE PETITIONER TO DEED PARCEL "A" TO HER DAUGHTER.
- NOTE: PETITION FOR A NON-DENSITY PARCEL TRANSFER GRANTED 2-23-93, CASE # 29-277374

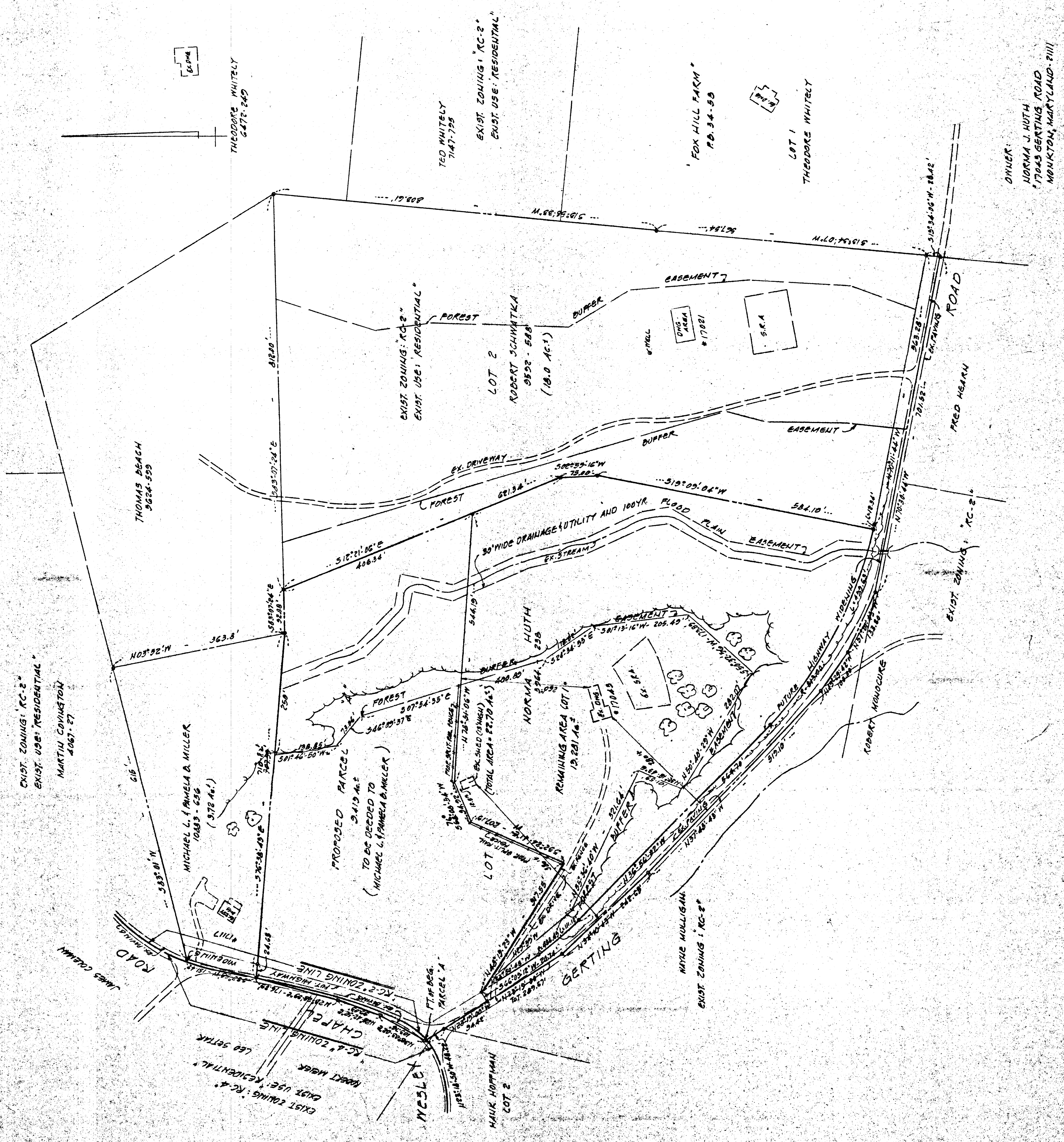
PLAT TO ACCOMPANY PETITION
FOR

SPECIAL HEARING
NORMA HUTH PROPERTY
17043 GERTING ROAD

ELECT. DIST. 10C3 BALTIMORE COUNTY, MD.
SCALE 1" = 100'
DEC. 23, 1992
MAR. 1, 1993 REV.
MAY 14, 1993



ENGINEER: CENTURY ENGINEERING, INC.
31 WEST ROAD
TOWSON, MARYLAND 21204
(410) 823-9070
PROJ. 92-0248



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PAUL LEE
Pam Miller
Johnnie King
Barbara Ealy
Mary Kaye Davis
Robert J. Schuler

37 WEST ROAD
17117 Wesley Chapel Rd. Box 162
420 Ellis Lane Belkirk Md 21014
311 Rifesville Rd, Pylesville, Md
2807 Porock Rd, Monkton 21111
Box 555 17017 Greening Rd Monkton 21111

